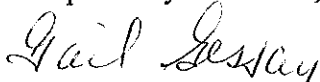


Ellington Housing Authority
Regular Meeting
January 28, 2014

- 1) Meeting called to order @ 7:00 P.M..
- 2) Present: Tim Collins, Don Gessay, Robert Ohrt and Albert Wachsman. Also present: Ted Yampanis, Director and Gail Gessay, recording secretary. Absent: Judy Plantier.
- 3) The minutes of the Dec. 3rd meeting were reviewed. Robert motioned to accept the minutes, 2nd by Don. Motion passed.
- 4) Public forum: none present.
- 5) Financial matters: the board voted to accept the proposal from Housing Enterprises to provide development consultant services for the new housing project. It was also voted to authorize the board chairperson to sign the contract with Housing Enterprises subject to review and recommendations of Attorney Bruce Fader. The 2013 operating results were reviewed.
- 6) Unit vacancy report: fully occupied.
- 7) Maintenance: no issues.
- 8) Unfinished business: none.
- 9) New business: there was a discussion concerning the proposed resident survey. The matter was set aside while the board members were focused on interviewing and selecting a development consultant. Ted will update the survey and send it to the board members before the next meeting. The CHFA Capital Needs Assessment - Recommended Transactions was discussed. Members agreed that one of the study's recommendations, increasing base rents to increase revenue, should be pursued. It is possible to impose a small increase for current and a larger increase that would apply to new tenants only. Ted will present a proposal at the next board meeting.
- 10) Meeting adjourned at 8:30 P.M.. The next meeting is scheduled for Tuesday, Feb. 25th @ 7:00 P.M. @ Snipsic Village.

Respectfully submitted,



Gail Gessay, Recording Secretary
Ellington Housing Authority